



## County of San Diego DPLU Update

September 2011

### IMPORTANT DATES:

- Sep. 14 Board of Supervisors:  
Second Reading-  
Zoning Amendments
- Oct. 26 Public Meeting:  
Board Policy I-63
- Nov. 9 Board of Supervisors:  
GP Property Specific  
Requests Workshop

For more information and additional upcoming meetings, please visit the Calendar on the General Plan Update [Web Site](#).

## Advance Planning News

### General Plan Property Specific Requests Workshop – November 9, 2011

On August 3, 2011 the Board of Supervisors adopted the General Plan Update. Following adoption of the plan, the Board voted to schedule a workshop to review the Property Specific Requests submitted during the General Plan Update hearings that were not included in the adopted plan. Approximately 187 requests will be available for review, which are listed in the [inventory of property specific requests](#). The requests were submitted during public testimony on the General Plan Update and evaluated in the March 16, 2011 staff report, which is available on the General Plan Update [website](#).

A new staff report will be prepared for review of the 187 requests which will be available to the public at least 10 days prior to the November 9, 2011 workshop. The previous staff analysis of each request will be supplemented with additional information regarding conformance with the newly adopted General Plan Guiding Principles and with implications of amending the General Plan to incorporate the request (including any potential impacts to the current effort to update the Forest Conservation Initiative area).

The November 9, 2011 workshop will be held during a regularly scheduled Board meeting which begins at 9 am in the Board Chambers at 1600 Pacific Highway. Note that this workshop is for discussion of the 187 Property Specific Requests only.

DPLU staff is available to discuss this process in more detail and will consider any information submitted on the 187 Property Specific Requests prior to October 1 in the preparation of the staff report. For more information or to coordinate with staff, email: [gpupdate@sdcounty.ca.gov](mailto:gpupdate@sdcounty.ca.gov).

### Board Policy I-63 Sunset Review – October 26, 2011

Board Policy I-63 establishes guidelines for processing proposed amendments to the County General Plan by requiring that such amendments only be undertaken when authorized by the Board of Supervisors, the Planning Commission, or the Planning Director. <http://www.sdcounty.ca.gov/cob/docs/policy/I-63.pdf>.

On August 3, 2011, the Board of Supervisors considered possible amendments to Board Policy I-63 as part of the General Plan Update. The Board took no action but directed staff to return to the Board for further consideration of the policy as part of its sunset review. A sunset review of Board Policy I-63 is due by the end of 2011 and therefore a public meeting before the Board of Supervisors to consider the Board policy has been set for October 26, 2011.

A public stakeholder workshop has been scheduled for Thursday, September 22, 2011. The purpose of the workshop is to solicit input on any changes to Board Policy I-63. Information gathered at the workshop will be evaluated and utilized in formulating options to be presented to the Board of Supervisors at the October 26 meeting. The workshop will be held at the County Operations Center, 5500 Overland Avenue, San Diego, CA 92123, Room 120 at 1:30 p.m. (Corner of Overland Avenue and Farnham Street).

An RSVP is required if you plan on attending the workshop. Please RSVP no later than September 16, 2011 to Joe Farace at [joseph.farace@sdcounty.ca.gov](mailto:joseph.farace@sdcounty.ca.gov) or (858) 694-3690. Written comments on Board Policy I-63 can be submitted to Joe Farace, via email or to the following address: Department of Planning & Land Use, 5201 Ruffin Road, Suite B, and San Diego, CA 92123. All comments must be received by the close of business September 16, 2011.

## Wind Energy Ordinance

Staff continues to work on a series of comprehensive amendments to the existing wind turbine regulations as directed by the Board of Supervisors in 2009. The ordinance would consolidate the existing three tiered regulatory structure for wind turbine systems to two tiers. It would also modify various requirements for wind turbine systems in order to bring the Zoning Ordinance inline with modern technology. An Environmental Impact Report (EIR) is being prepared for this project and will be available for public review in October. A link to the Draft EIR and draft ordinance will be available on the [Policy and Ordinance Development website](#) (Staff Contact: [Matt Schneider](#)).

## Ramona Town Center Plan

In August 2010 the County was awarded a \$135,000 Caltrans Community-Based transportation grant (including \$15,000 of District 2 Community Enhancement funding). This grant would allow for the creation of a Town Center Plan (TCP) consisting of design standards based on the use of "form-based codes." "Form-based" codes are somewhat detailed requirements for the height, bulk, scale and architectural treatment of buildings vs. traditional zoning which has general requirements for the scale and location of building but primarily focuses on the types of uses allowed in the buildings. This project will establish a Town Center Plan (form-based code) for portions of Main St/SR 67 corridor.

Recently staff and our consultants completed a week long workshop in Ramona to receive input on a TCP for Ramona. The project team is now moving forward in creating a draft TCP which could be utilized for future development projects along the Ramona SR 67 corridor. The Plan will be presented to the Planning Commission and Board of Supervisors in 2012. For more information on the Ramona TCP visit the project website at: <http://projectramona.com/>. The website will provide updates of ongoing planning efforts and schedule for TCP completion. For more information contact: [Joseph Farace](#), Project Manager for the Ramona TCP.

View our Web Site for more information:  
<http://www.sdcounty.ca.gov/dplu/advance/index.html> or  
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